

KANAB PLANNING COMMISSION MEETING

MARCH 3, 2015

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trujillo, Joan Thacher, Stuart Allan, Arlon Chamberlain, Byard Kershaw, Mike Downward, Jeff Yates, Gary McBride Business Land Use Coordinator, Jeff Stott of Kanab City Legal Council, Representative Kent Burggraaf for the City Council, and Secretary Katherine Ohlwiler.

MEETING STARTED AT 6:30 PM

APPROVAL OF MINUTES: Mike Downward made a motion to approve the minutes of February 17, 2015. Byard Kershaw 2nd the motion. Motion passed unanimously.

PUBLIC COMMENT: Mayor Robert Houston expressed his appreciation for the Planning Commission on completing the General Plan. He also suggested that the Commission encourage the public to voice their opinions and concerns while going through any issue rather than when it's already done.

Chief Joe Decker also said thank you to the Planning Commission.

Kent Burggraaf couldn't applaud the Planning Commission enough for sticking through the General Plan revisions. He expressed that both Joe and the Mayor did good in supporting the General Plan and also some of the tough ordinances.

PUBLIC HEARING CHAPTER 4 (AND ANY RELATED CHAPTERS) OF THE KANAB CITY LAND USE ORDINANCE. ELIMINATING THE REQUIREMENT FOR A BUILDING PERMIT FOR FENCES NOT OVER 7 FEET HIGH. (THIS WILL ALIGN THE ORDINANCE WITH THE IRC BUILDING CODE). ALSO OTHER POSSIBLE CHANGES RELATED TO FENCES: Byard Kershaw made a motion to go in to public hearing. Arlon Chamberlain 2nd the motion. Motion passed unanimously.

Joan Thacher made a motion to go out of public hearing. Jeff Yates 2nd the motion. Motion passed unanimously.

PLANNING COMMISSION TO CONSIDER CHANGES TO CHAPTER 4 (AND ANY RELATED CHAPTERS) OF THE KANAB CITY LAND USE ORDINANCE. (FENCES): Mike Downward made a motion to recommend to the City Council an amendment to the Kanab City Land Use Ordinance with the changes in the staff report as well as the following findings:

1. Requiring a building permit for fences below seven feet measured vertically from the grade on the low side is an unnecessary burden upon residents and City resources.
2. The International Residential Code provides that fences that are seven feet or lower do not need a building permit.
3. Requiring a conditional use permit for fences is not appropriately applied.
4. Allowing eight foot fences within the rear and side yards would not have any significant negative affects related to health, safety and welfare of the community.

5. Section 4-16 is in need of revisions to simplify and clarify the ordinance.
6. The suggested changes are in harmony with the intent of the Kanab City General Plan.

Jeff Yates 2nd the motion. Motion passed unanimously.

PUBLIC HEARING CHAPTER 7 (AND ANY RELATED CHAPTERS) OF THE KANAB CITY LAND USE

ORDINANCE. SIGNS. (ELECTRONIC SIGNS): Byard Kershaw made a motion to go into Public Hearing.

Joan Thacher 2nd the motion. Motion passed unanimously.

Mayor Houston wondered why this was even an issue. Chairman Teresa explained that it was to reduce unnecessary problems for applicants.

PLANNING COMMISSION TO CONSIDER CHANGES TO CHAPTER 7 (AND ANY RELATED CHAPTERS) OF

THE KANAB CITY LAND USE ORDINANCE. (SIGNS): Jeff Yates made a motion to recommend to the City Council changing the Land Use Ordinance regarding electronic message signs with the following findings and that they properly notify the Utah Sign Association:

1. The suggested changes are in harmony with the intent of Chapter 7 of the Land Use Ordinance and the Kanab City General Plan.
2. Designating electronic message signs as a conditional use is an unnecessary hardship for applicants and city resources.
3. Setting a standard of a 16 square feet maximum for electronic signs reduces confusion, while curbing potential light pollution that could occur from larger signs.

Byard Kershaw 2nd the motion. Motion passed unanimously.

STAFF REPORT: Jeff Stott wrote up a financial disclosure statement for the Planning Commission to fill out.

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIASON REPORT: Kent Burggraaf explained that the City Council went over the main changes of the General Plan as well as reinstate the motto and mission statement. Cheryl Brown wanted more things brought back in and a goal to go back and look at the Sensitive Lands Ordinance and provide provisions referring to the creek. Cheryl Brown also wanted better pictures to demonstrate what western really means.

Jeff Yates made a motion to adjourn.

Chairman

Date